



**ఆంధ్రప్రదేశ్ రాజ పత్రము**  
**THE ANDHRA PRADESH GAZETTE**  
**PUBLISHED BY AUTHORITY**

**PART I EXTRAORDINARY**

No.385

AMARAVATI, MONDAY, APRIL 17, 2023

G.27

**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT  
(H1)**

ELUDA – SANIVARAPUPETA GP - CHANGE OF LAND USE FROM AGRICULTURAL USE TO RESIDENTIAL USE FOR THE SITE ALLOTTED TO JAGANANNA SMART TOWNSHIP / MIG LAYOUT IN SY.NOS.2/1, 3/1, 4/1, 4/2, 16/2, 19/1, 19/2, 20, 21, 22/2, 29/2, 30/1, 31 & 32 OF SANIVARAPUPETA (V) & GP, ELURU MANDAL, WEST GODAVARI DISTRICT TO AN EXTENT OF AC.35.20 CENTS

*[Memo No.1918421/H1/2022, Municipal Administration & Urban Development (H1) Department, 17<sup>th</sup> April, 2023]*

**APPENDIX**  
**NOTIFICATION**

The following draft variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016 (Act No.5 of 2016) is hereby published as required by sub-section (4) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect there-to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

### **DRAFT VARIATION**

The site, in R.S.Nos.2/1, 3/1, 4/1, 4/2, 16/2, 19/1, 19/2, 20, 21, 22/2, 29/2, 30/1, 31 & 32 of Sanivarapupeta (V) & GP, Eluru Mandal to an extent of Ac.35.20 cents (Agricultural use to Residential use) and the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master plan) of Eluru sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 is now proposed to be designated for Residential use by variation of change of land use based on the Government No.1599697/M2/2021, dt.28.02.2021 as marked "A to S" (Agricultural use to Residential use) in the revised part proposed land use map G.T.P.No.02/2023/R2 available in the Eluru Urban Development Authority, Eluru, subject to the following conditions that;

1. The alignment of water bodies shall not be disturbed and necessary buffer shall be maintained as per rules in force.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

### **SCHEDULE OF BOUNDARIES**

North : Existing Tammileru Canal in R.S.No.1 & 73  
East : National Highway-16 and existing punth road.  
South : Agricultural lands in R.S.No.14, 17  
West : Agricultural lands in R.S.No.23 & Canal in R.S.No.28

Y. SRILAKSHMI  
SPECIAL CHIEF SECRETARY TO GOVERNMENT